## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	1 Tanti Street, Cheltenham Vic 3192
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000	&	\$1,250,000
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### Median sale price

Median price	\$1,231,000	Pro	perty Type	House		Suburb	Cheltenham
Period - From	12/03/2023	to	11/03/2024		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	25a Heather Gr CHELTENHAM 3192	\$1,226,000	24/02/2024
2	37 Lower Dandenong Rd MENTONE 3194	\$1,215,000	09/02/2024
3	35 Wingrove St CHELTENHAM 3192	\$1,180,000	28/02/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/03/2024 17:55











Rooms: 5

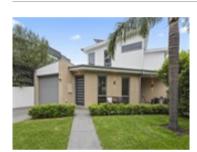
Property Type: House

Land Size: 667.86 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** 12/03/2023 - 11/03/2024: \$1,231,000

# Comparable Properties



25a Heather Gr CHELTENHAM 3192 (REI)



**(2)** 

Agent Comments

Agent Comments

Price: \$1,226,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 312 sqm approx



37 Lower Dandenong Rd MENTONE 3194 (REI) Agent Comments

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Price: \$1,215,000

Method: Sold Before Auction

Date: 09/02/2024

Property Type: House (Res) Land Size: 608 sqm approx



35 Wingrove St CHELTENHAM 3192 (REI)

**-**3





Price: \$1,180,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res) Land Size: 588 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216



